

TOWN OF HAMPTON
ZONING BOARD OF ADJUSTMENT
November 7, 2013

To Whom It May Concern:

The Zoning Board of Adjustment for the Town of Hampton will hold a public hearing on **Thursday, November 21, 2013**, at 7:00 PM, in the Selectmen's Meeting Room, 100 Winnacunnet Road to hear the following petitions:

- 45-13 The continued petition of Ron Boucher for property located at 32 Depot Square seeking relief from Articles 4.5.1 and Article V as to 5.4.2 A)-2 to post signage on Lafayette Road and Depot Square. This property is located on Map 143, Lot 021A and in the B Zone.
- 46-13 The continued petition of Big Bernie Property Management, LLC for property located at 73 Ocean Blvd. seeking relief from Article 4.5.2 to place four support posts almost at the northerly property line and three support posts nearly at the southerly property line and extend the northerly deck and a portion of the southerly deck to the respective property lines to allow better table spacing and travel lanes. This property is located on Map 293, Lot 61 and in the BS Zone.
- 47-13 The petition of William B. Weingartner, Jr. for property located at 8 McKay Avenue seeking relief from Articles 1.3, 4.5.1 and 4.5.2 to raise the existing 1-story cottage to create second floor living space which will be within the same setback as the existing building (except for the side steps) but which would not meet the changes to the side and front setback requirements that were enacted after the cottage was built. This property is located on Map 275, Lot 12 and in the RCS Zone.
- 48-13 The petition of Richard F. Jajjar and Elaine Jajjar for property located at 4 Bradford Avenue seeking relief from Article 1.3 and Article VIII, section 8.2.3 to convert the attic in the main house into additional living space, as shown on the design plans attached hereto. In addition, petitioner seeks to remove a gable on the main house and replace it with a deck (also shown on the attached design plans). There will be no change in the footprint of the home. The property currently qualifies as a pre-existing non-conforming use. This property is located on Map 293, Lot 179 and in the RB Zone.
- 49-13 The petition of Edward J. Smith, Trustee of the Edward J. Smith Revocable Trust of 1999 for property located at 11-13 Boston Avenue seeking relief from Articles 1.3, 8.2.3 to construct a roof over the front deck and part of the stairway of the rear building keeping within the same measurements as the deck and the upper portion of the stairs but providing a 10" overhang. This property is located on Map 296, Lot 54 and in the RB Zone.

- 50-13 The petition of Brian Beringer located at 12 River Avenue seeking relief from Article 3.5 and Article V Table I Building Sign to sell my catch out of my house. This property is located on Map 296, Lot 082 and in the RB Zone.
- 51-13 The petition of Green & Company Building and Development Corp. for property located at 5 Ashworth Avenue, 275 Ocean Blvd. and 5 Ashworth Avenue Rear seeking relief from Articles 4.1.1, 4.4, 4.5.1, 4.5.2, 6.1, 6.3.1, 8.2.3, 8.2.4 and 8.2.6 to construct a five level, mixed, multi-family/commercial building with 36 units, all with one-bedroom, on the top four levels with up to eight commercial units at ground level, where variances are required for height, density, parking, and setbacks by combining three (originally five) lots (as part of Planning Board review) all with the required five guest parking spaces in addition to one space for each unit. This property is located on Map 282 Lot 085 001; Map 282 Lot 087 001 and Map 282 Lot 007 000 and in the BS Zone.
- 52-13 The petition of J.S.T. Properties, LLC for property located at 139 Ocean Blvd. seeking relief from Articles 1.3 and 4.5.2 to move the 1st floor exterior wall back 9 feet and replace with a nana wall and move the 2nd floor deck out 2.1 feet to be in line with the existing awning, where the building does not meet the 4 foot side setback requirements. This property is located on Map 287, Lot 042 and in the BS Zone.

BUSINESS SESSION

1. Motion for rehearing 458 Winnacunnet Rd.
2. Adoption of Minutes

NOTE: Petitions not called and in progress by 10:00 PM may be postponed to a later date.

Hampton Zoning Board of Adjustment
Robert "Vic" Lessard, Chairman